

**For Sale**  
**7,193 SF Flex Warehouse with Yard - (3 Buildings)**  
**11901 -11905 Warfield St & 12004 Colwick St**



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# PROPERTY SUMMARY

7913 SF 3 Bldg Industrial Flex Property with Fenced in Yard on the North Side of San Antonio for Sale. Property is located at the corner of Warfield St and Colwick St San Antonio, TX 78216 near the San Antonio International Airport and Hwy 281 and Loop 410 interchange.

## Location Highlights:

- Neighborhood: North Central San Antonio
- Accessibility: Easy access to major highways (e.g., Loop 410, US-281)
- Nearby Amenities: Close proximity to San Antonio International Airport, shopping centers, restaurants, and hotels
- Growth Potential: The area is experiencing growth in commercial real estate, with new developments and increasing demand for office/industrial spaces

**Property Type:** Office Industrial Flex Building

**Office/Warehouse:** Approximately 6,155 Sf Office / 1,038 SF Warehouse, *ability to adjusted office warehouse SF.*

**Lot Size:** 20,037 Sf / 0.46 Ac lot

**Year Built:** 1974

**Construction Type:** Building is CMU, Concrete slab, Metal Roof

**Zoning:** I-1 -General Industrial District (Sec. 35-310.13) The general industrial district accommodates areas of heavy and concentrated fabrication and manufacturing and industrial uses which are suitable based on the character of adjacent development.

**Roof and HVAC** - Roof and HVAC replaced within last 5 years.

## Recent Renovations:

- New landscaping
- Resurfaced parking and stripping
- Exterior sealing and painting

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# PROPERTY SUMMARY

**Total Rentable Area:** 7,193 RBA

**- 11905 Warfield St/ 3,523 SF Building**

Suite #102 , 2,111 SF (Vacant)

Suite #100, 1,412 SF (*Partially Demoed and ready for finish out*)

**- 11901 Warfield St : 2,917 SF Building** (*Partially Demoed and ready for finish out*)

- **12004 Colwick St Building** / 753 SF (*Recently finished out 2025* )

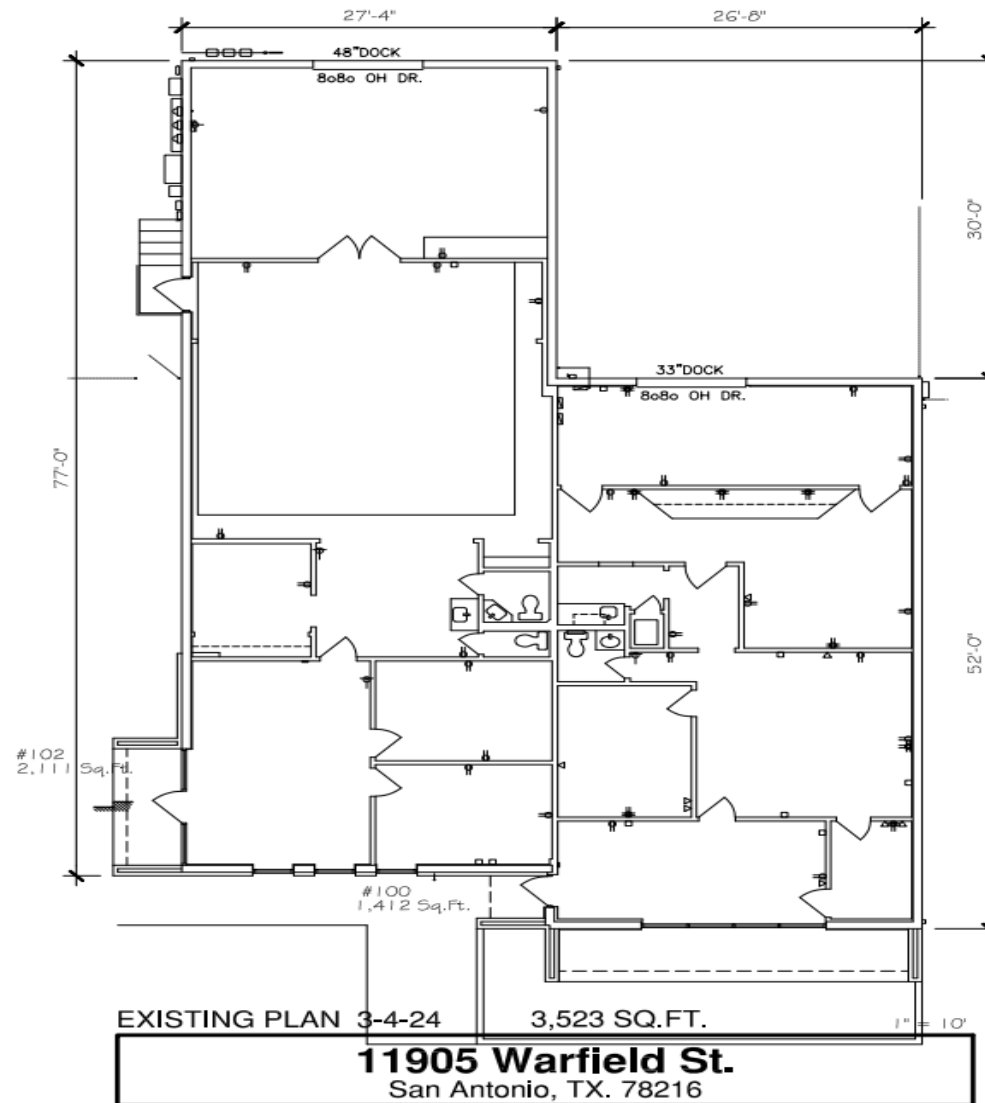
12004 Colwick Finish Out Pictures below



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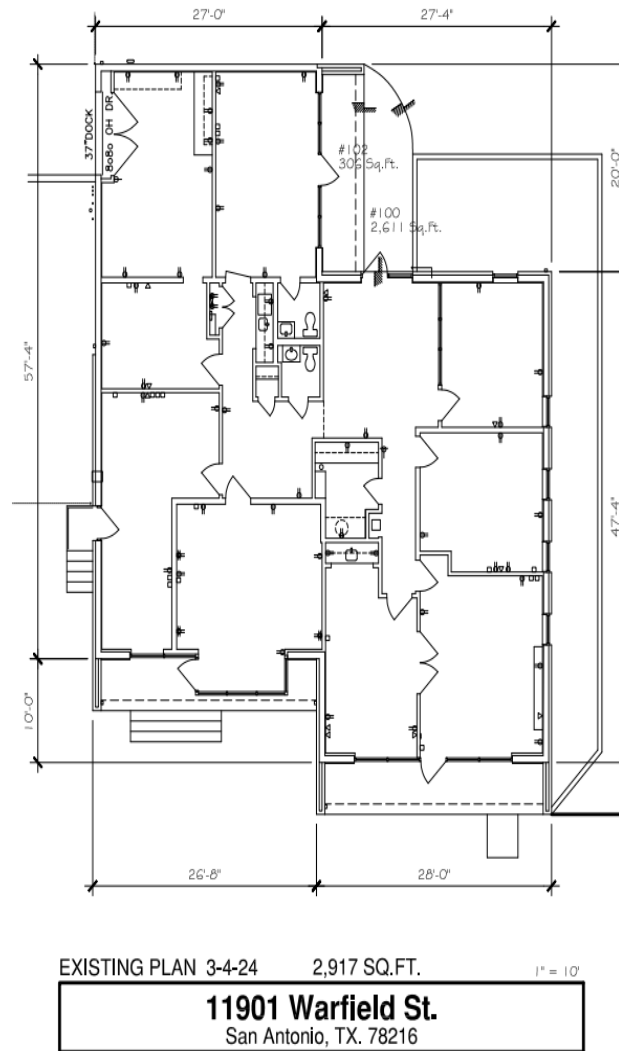
# Office Layouts



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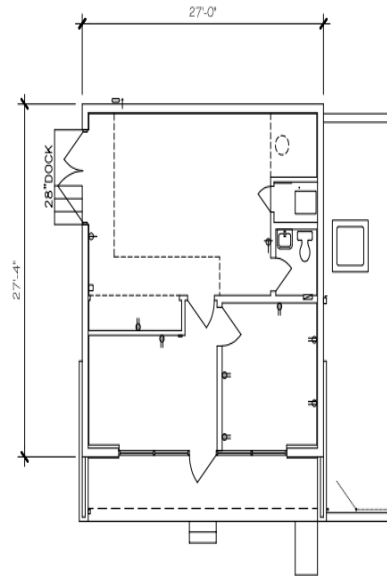
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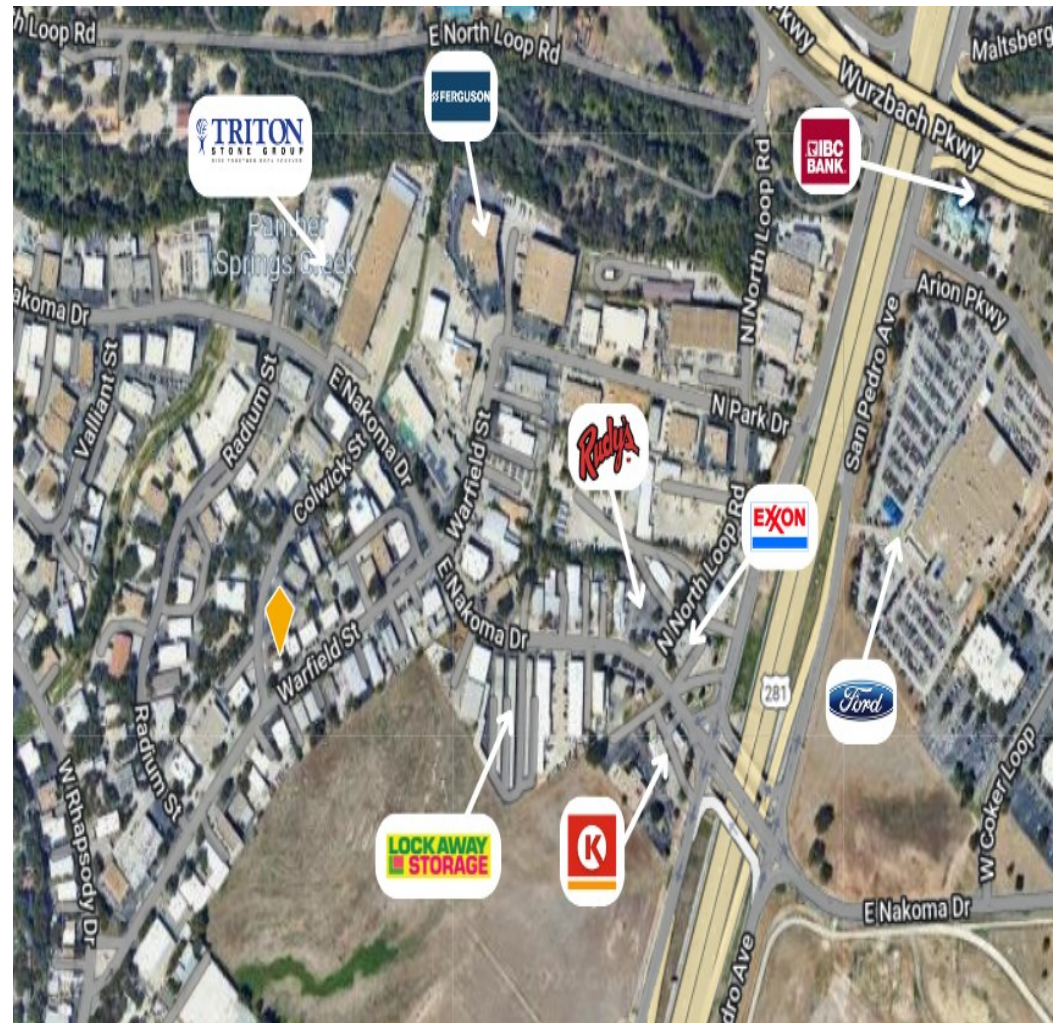
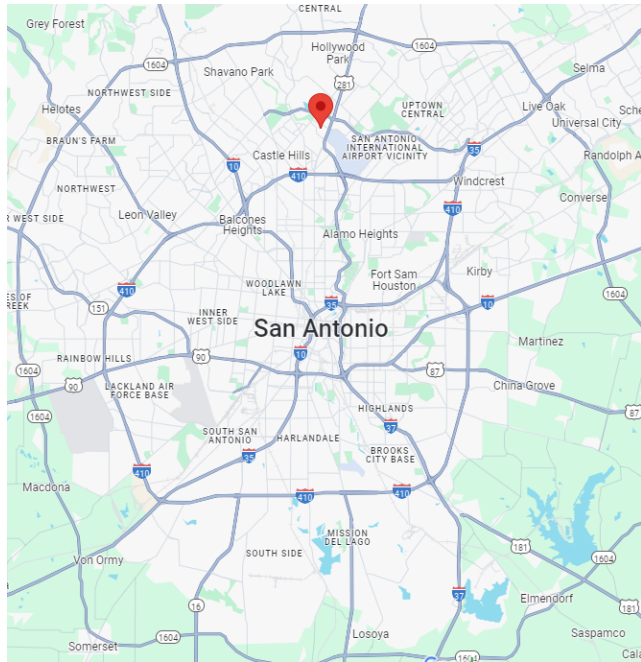
EXISTING PLAN 3-4-24 753 SQ.FT. 1/8" = 1'-0"

**12004 Colwick St.**  
San Antonio, TX. 78216

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# AERIAL MAP



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# Investment Highlight

- **Strong Market Fundamentals:** High demand for flex space in a growing market.
- **Strategic Location:** Proximity to major transportation routes and business hubs.
- **Flexible Space Configuration:** Ability to cater to a wide range of tenants from office to light industrial uses.
- **Value-Add Potential:** Opportunities for rent increases, property enhancements, or tenant upgrades.



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# COMMUNITY OVERVIEW

**Location:** (Northeast San Antonio) Warfield St & Colwick is situated in a prominent industrial area within the Northeast quadrant of San Antonio, near the intersection of Loop 410 and Interstate 35.

**Key Industries:** The region supports a variety of industries including logistics, transportation, automotive, manufacturing, and warehousing.

**Workforce Availability:** This area benefits from a large, skilled labor force due to its proximity to residential communities, providing a reliable pool of workers for industrial and logistics companies.

**Nearby Amenities:** Though primarily industrial, nearby neighborhoods provide access to local dining, shopping, and services. The area is located close to the Forum Shopping Center and major retail hubs.

## DEMOGRAPHICS

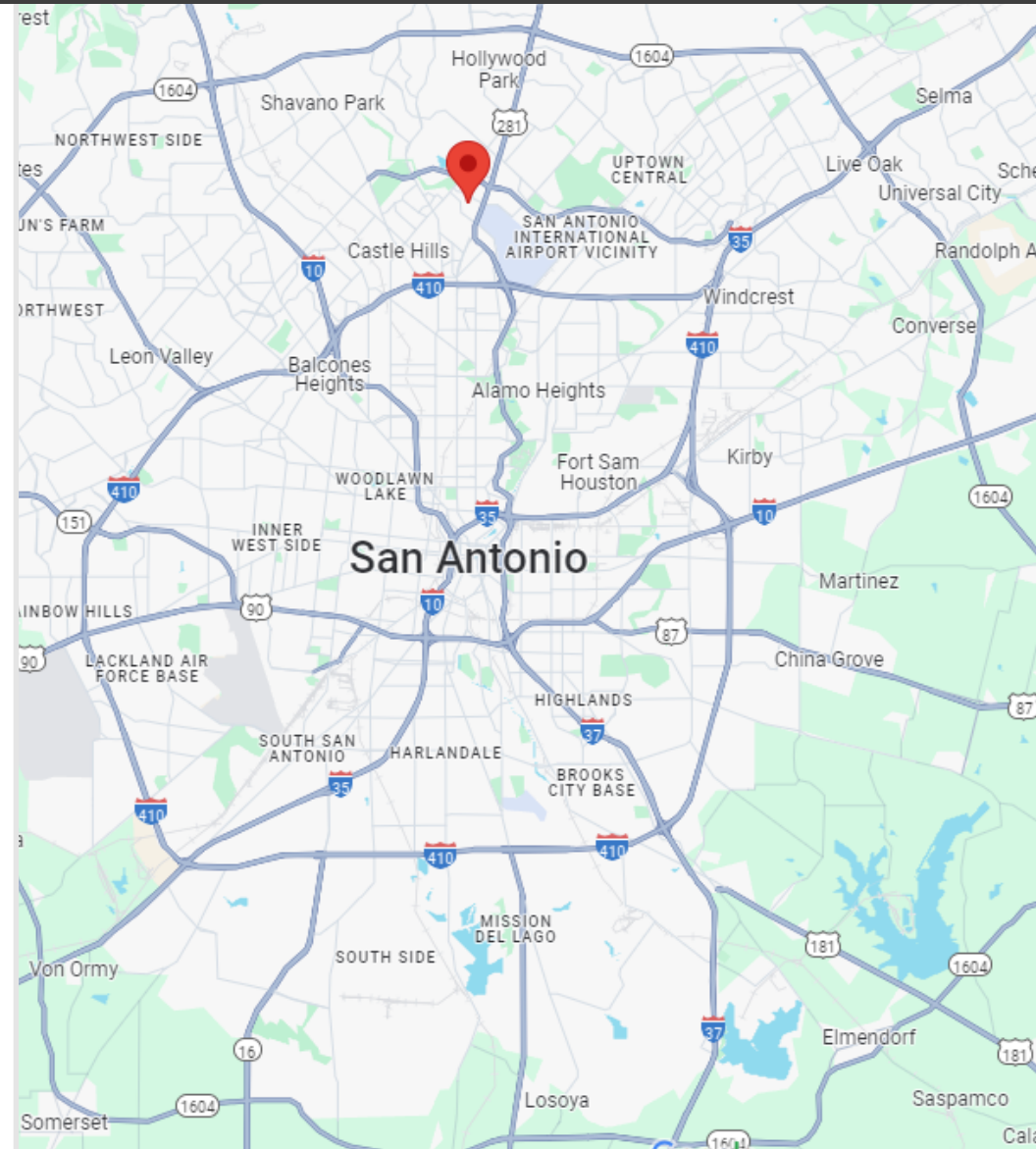
	1 MILE	3 MILES	5 MILES
POPULATION	7,708	83,482	282,304
MEDIAN HH INCOME	\$56,320	\$61,131	\$62,612
MEDIAN AGE	37.8	38.6	38.3
HOUSEHOLDS	3,636	37,123	122,155

## TRAFFIC COUNTS

**Warfield St:** 5,000-7,000 vehicles per day (VPD)

**I-35** (2 miles away): **Average Daily Traffic (ADT):** ~190,000 - 210,000 vehicles per day

**Loop 410** (within 1.5 miles) : **Average Daily Traffic (ADT):** ~130,000 - 150,000 vehicles per day



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